

Rec 1.017107 6/19/18 \$1175.00 RB



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

## LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

- 1. Type of Action Requested:**
- ☒ Certified Survey Map Approval
  - ☐ Preliminary Plat Approval
  - ☐ Final Plat Approval
  - ☐ Replat
  - ☐ Comprehensive Development Plan Approval

**2. Proposed Land Use** (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☒ Commercial/Industrial

**3. No. of Parcels Proposed:** 4

**4. No. Of Buildable Lots Proposed:** 1 School Site

**5. Zoning District:** SC-NC

**6. Current Owner of Property:** Fitchburg Lands, LLC

**Address:** 2920 Marketplace Drive, Suite 202 Fitchburg, Wisconsin 53719 **Phone No:** (608) 338-4299

**7. Contact Person:** Phil Sveum

**Email:** psveum@cbsuccess.com

**Address:** 2920 Marketplace Drive, Suite 202 Fitchburg, Wisconsin 53719 **Phone No:** (608) 338-4299

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

**Respectfully Submitted By:** [Signature] Phil Sveum  
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:** **Date Received:** 6/19/2018

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$1,175.00

**Permit Request No.** CS - 2223-18

Terravessa CSM  
Metes and Bounds Description

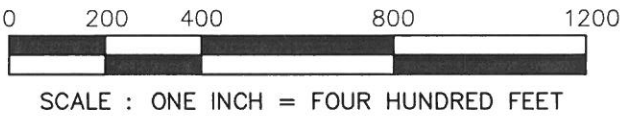
All of Outlots 12 and 41, Terravessa, as recorded in the Dane County Registry, located in part of the Northwest and Northeast Quarters of the Northeast Quarter of Section 12, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

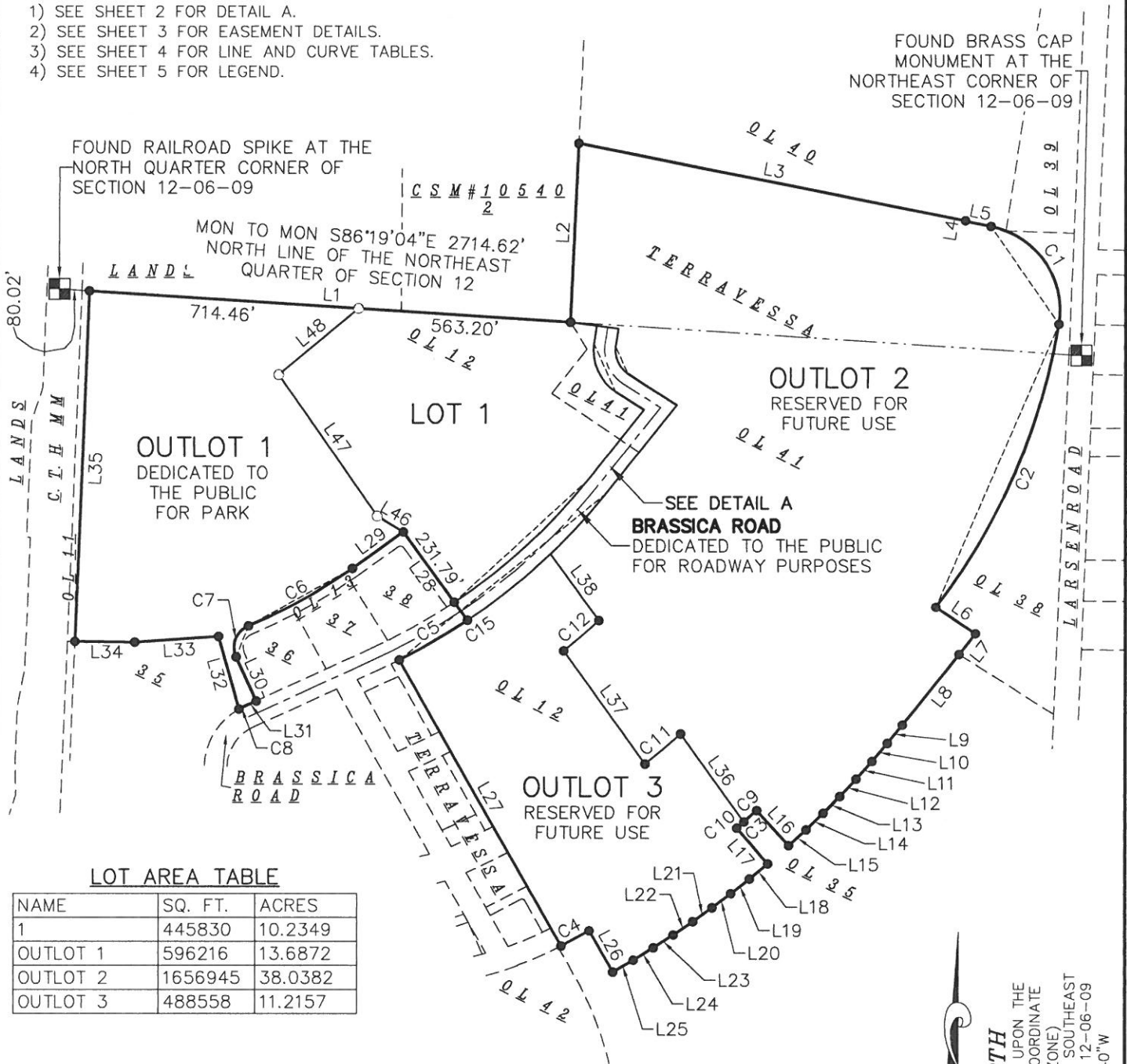
BSE1921\documents\Description\school lot csm boundary.doc

CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF OUTLOTS 12 AND 41, TERRAVESSA, AS RECORDED IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



- NOTES:
- 1) SEE SHEET 2 FOR DETAIL A.
  - 2) SEE SHEET 3 FOR EASEMENT DETAILS.
  - 3) SEE SHEET 4 FOR LINE AND CURVE TABLES.
  - 4) SEE SHEET 5 FOR LEGEND.



LOT AREA TABLE

NAME	SQ. FT.	ACRES
1	445830	10.2349
OUTLOT 1	596216	13.6872
OUTLOT 2	1656945	38.0382
OUTLOT 3	488558	11.2157

SURVEYED FOR:  
FITCBURG LANDS, LLC

SURVEYED BY:

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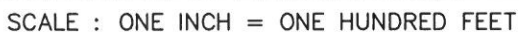
GRID NORTH  
BEARINGS ARE BASED UPON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)  
THE EAST LINE OF THE SOUTHEAST  
QUARTER OF SECTION 12-06-09  
BEARS S02°06'40"W

Date: 06-19-18  
Plot View: CSM  
BSE1921\CSM\BSE1921CSM.DWG

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

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# Burse

email: [mburse@bse-inc.net](mailto:mburse@bse-inc.net)  
[www.bursesurveyengr.com](http://www.bursesurveyengr.com)

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VOLUME	PAGES
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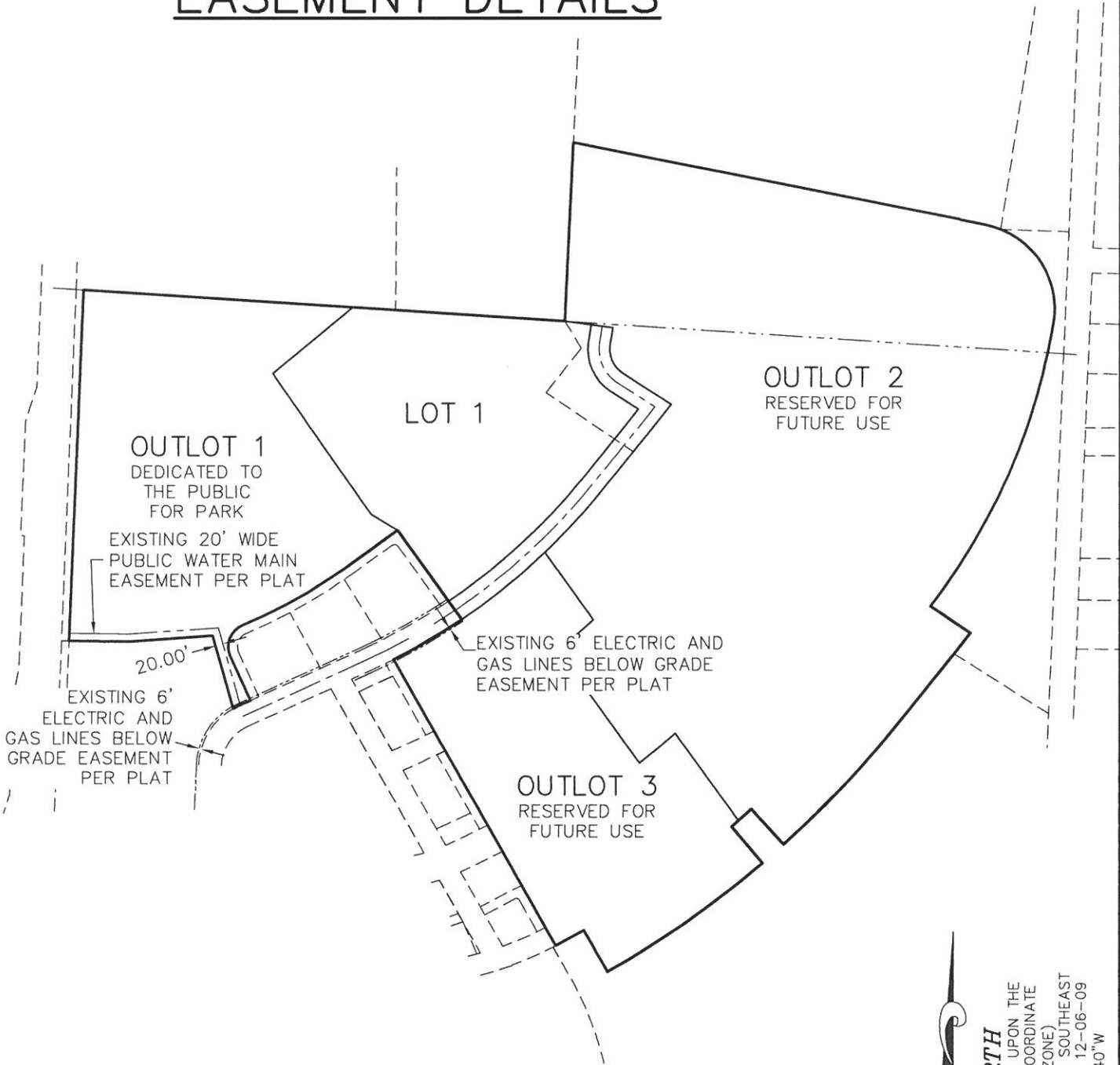
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SCALE : ONE INCH = FOUR HUNDRED FEET

## EASEMENT DETAILS



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CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	349.88	88°06'57"	227.50	S34°40'58"E	316.40
C2	828.99	27°51'57"	1704.50	S23°18'29"W	820.84
C3	70.50	01°36'00"	2524.50	S48°42'29"W	70.50
C4	84.93	01°55'39"	2524.50	S61°20'25"W	84.92
C5	209.56	07°16'21"	1651.00	N59°35'53"E	209.42
C6	316.16	13°00'15"	1393.00	S60°41'27"W	315.49
C7	99.26	91°43'37"	62.00	S21°19'46"W	88.99
C8	15.50	04°56'07"	180.00	S62°59'55"W	15.50
C9	45.65	01°02'10"	2524.50	S48°25'33"W	45.65
C10	24.85	00°33'50"	2524.50	S49°13'33"W	24.85
C11	123.37	03°09'30"	2238.00	S49°50'54"W	123.36
C12	123.53	03°47'13"	1869.00	S48°59'11"W	123.51
C13	498.98	17°18'59"	1651.00	S47°18'14"W	497.08
C14	216.21	07°30'11"	1651.00	N42°23'50"E	216.05
C15	492.33	17°05'08"	1651.00	N54°41'30"E	490.50
C16	81.84	63°06'10"	74.31	N24°16'14"W	77.77
C17	147.34	63°48'06"	132.31	N24°16'14"W	139.84
C18	482.69	17°22'58"	1591.00	S47°20'14"W	480.84

BOUNDARY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S86°19'04"E	1277.66'
L2	N02°34'56"E	475.60'
L3	S78°44'26"E	1045.60'
L4	S08°40'30"W	1.50'
L5	S78°44'26"E	69.22'
L6	S55°54'34"E	126.68'
L7	S38°02'44"W	70.07'
L8	S38°38'45"W	240.00'
L9	S39°05'15"W	62.41'
L10	S40°25'06"W	63.01'
L11	S41°46'48"W	63.01'
L12	S43°08'30"W	63.01'
L13	S44°30'13"W	63.01'
L14	S45°51'55"W	63.01'
L15	S47°13'37"W	63.01'
L16	N42°05'32"W	126.50'
L17	S40°29'31"E	126.50'
L18	S50°11'14"W	62.86'
L19	S51°32'45"W	62.86'
L20	S52°54'16"W	62.86'
L21	S54°15'46"W	62.86'
L22	S55°37'17"W	62.86'
L23	S56°58'48"W	62.86'
L24	S58°20'19"W	62.86'
L25	S59°41'50"W	62.86'
L26	N29°37'25"W	126.50'
L27	N29°27'13"W	874.13'
L28	N35°48'06"W	291.82'
L29	S54°11'20"W	166.61'
L30	S24°32'02"E	128.04'
L31	S65°27'58"W	34.97'
L32	N15°46'46"W	200.07'
L33	S86°05'58"W	222.28'
L34	N89°24'25"W	158.47'
L35	N02°18'03"E	933.50'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L36	N35°48'06"W	287.86'
L37	N35°48'06"W	369.52'
L38	N35°48'06"W	219.91'
L39	N38°38'45"E	302.92'
L40	N57°12'58"W	155.54'
L41	N08°40'30"E	48.10'
L42	N82°15'56"W	128.45'
L43	S08°40'30"W	47.75'
L44	S57°12'58"E	89.88'
L45	S38°38'45"W	238.46'
L46	N58°56'01"W	81.45'
L47	N34°47'05"W	457.90'
L48	N50°26'25"E	274.71'

SURVEYED BY:

Burse

surveying & engineering LLC

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MAP NO. \_\_\_\_\_

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LEGEND

- 3/4" SOLID IRON ROD FOUND
- 3/4"x18" SOLID IRON ROD SET, WT. 1.5 lbs/ft

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

*CERTIFICATE OF CITY TREASURER*

State of Wisconsin )  
 )ss.  
County of Dane )

I, Brian J. Doheny, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_, on any of the lands included in this Certified Survey Map.

Date \_\_\_\_\_

Brian J. Doheny, City Treasurer

*CERTIFICATE OF CITY CLERK*

This certified survey, including any dedications shown thereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Clerk

SURVEYED BY:

# Burse

surveying & engineering INC.

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Date: 06-19-18

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## OWNER'S CERTIFICATE OF DEDICATION

FITCHBURG LANDS, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this C.S.M. is required by s.236.34, Wisconsin Statutes and s.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection :

Common Council, City of Fitchburg  
Dane County Zoning and Natural Resources Committee

WITNESS the hands and seals of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

FITCHBURG LANDS, LLC

State of Wisconsin )  
County of Dane ) ss.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, the above named Phillip A. Sveum, member of, FITCHBURG LANDS, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

My Commission expires : \_\_\_\_\_

### CONSENT OF MORTGAGEE

McFarland State Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said McFarland State Bank, has caused these presents to be signed  
by \_\_\_\_\_, its \_\_\_\_\_, and countersigned  
by \_\_\_\_\_, its \_\_\_\_\_, at Madison,  
Wisconsin. This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

McFarland State Bank

State of Wisconsin )  
 )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ and, \_\_\_\_\_  
of the above named banking association, to me known to be the persons who executed the  
foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_  
of said banking association, and acknowledged that they executed the foregoing instrument as  
such officers as the deed of said banking association, by its authority.

My Commission expires : \_\_\_\_\_

SURVEYED BY:

# Burse

surveying & engineering inc.

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CERTIFICATE OF COUNTY TREASURER

State of Wisconsin )  
 )ss.  
County of Dane )

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, affecting the lands included in this Certified Survey Map.

Date \_\_\_\_\_

Adam Gallagher, County Treasurer

LEGAL DESCRIPTION:

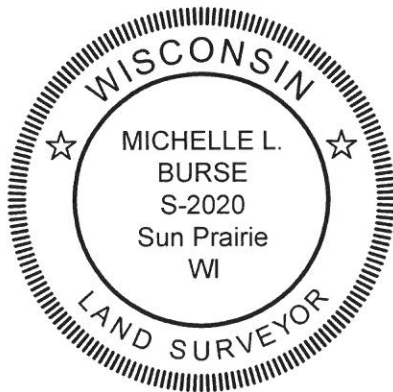
All of Outlots 12 and 41, Terravessa, as recorded in the Dane County Registry, located in part of the Northwest and Northeast Quarters of the Northeast Quarter of Section 12, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Fitchburg Lands LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Fitchburg in surveying, dividing, and mapping the same.

Dated this 19 day of JUNE, 2018

Signed: Michelle L. Burse  
Michelle L. Burse, P.L.S. No. 2020



SURVEYED BY:

# Burse

surveying & engineering inc.

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Madison, WI 53704 608.250.9263

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Office of the Register of Deeds

\_\_\_\_\_ County, Wisconsin

Received for Record

\_\_\_\_\_, 20\_\_ at

\_\_\_\_\_ o'clock \_\_\_\_M as

Document No. \_\_\_\_\_

in \_\_\_\_\_

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## Register of Deeds

Date: 06-19-18

Plot View: CSM

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